

Walk-on
7/10/07
Exhibit J

Job No.: DOW-08
Date: July 10th, 2007
To: Julia Hajduk
From: Keith Jones



Project/Subject: **Comments on July 3rd 2007 Staff Report – Area 59 School
Case File SP 07-04, CUP 07-01, MLP 07-04 and LLA 07-01**

Fax - Number: _____; Number of pages _____
(If you did not receive the correct number of pages, please call 503-221-1131)
 E-mail Mail Hand Deliver Interoffice

The School District consultant team has reviewed the staff report and recommended conditions of approval. In general, the School District is satisfied with the recommended findings and conditions as contained in the staff report dated July 3rd, 2007 and Staff report amendment dated July 6th, 2007; however, the applicant would like to make the following comments and suggested changes to the General Conditions and Prior to Grading Conditions, Sections A and B:

RECOMMENDED CONDITIONS OF APPROVAL

A. General Conditions:

The following applies throughout the development and occupancy of the site:

1. Compliance with the Conditions of Approval is the responsibility of the developer.
2. This land use approval shall substantially comply with the submitted preliminary site plans and narrative documents dated May 25, 2007 and prepared by Harper Houf Peterson Righellis, Inc., except as specifically modified in the conditions specified in this decision.
3. The developer is responsible for all costs associated with private and public facility improvements.

Applicant Comment: The School District will be over sizing the utilities and stormwater facility in order to serve the school site and future development within Area 59. To recapture the additional cost of over sizing beyond what is needed to serve the school, the School District intends to establish a reimbursement district so that the School District will be reimbursed when surrounding development takes place. Since the School District will likely not be responsible for all costs, the applicant would prefer to state this condition as follows:

3. The developer is responsible for all costs associated with private and public facility improvements and may apply to the City for the formation of a reimbursement district for any or all facility improvements that may be eligible for such a district.

4. **The Site Plan and Conditional Use approval is valid for a period of two (2) years from the date of the decision notice.** Extensions may be granted by the City as afforded by the Sherwood Zoning and Community Development Code.

5. **The Land Partition approval is valid for a period of twelve months from the date of the decision notice.** Extensions may be granted by the City as afforded by the Sherwood Zoning and Community Development Code.

Applicant Comment: The School is anticipated to take two years to complete due to the amount of new infrastructure that is needed to serve undeveloped Area 59. The recording of the partition plat is likely to occur near the end of this two year construction period. Further, the review time by the Washington County Surveyor can take 6 or more months to complete. The applicant would like to ensure that as long as the plat is submitted to the Washington County Surveyor for review it will be considered to be moving forward and the preliminary approval will not expire.

6. Additional development or change of use may require a new development application and approval.

B. Prior to grading and tree removal:

1. Obtain City of Sherwood Building Department approval of grading plans and erosion control.

2. Any existing wells, septic systems and/or underground storage tanks shall be abandoned in accordance with Oregon state law as reviewed and approved by the City Engineer.

Applicant Comment: The School Site will be located on portions of existing rural lots. Some of the remaining portions of these lots not used for the school contain single-family residential houses that will remain. These houses are connected to septic systems. Since grading will need to occur prior to installing the sanitary sewer these systems must be kept in place until the sewer is installed. Therefore the applicant would like to modify this condition to allow the septic systems to remain during grading until the houses can be connected or are required to be connected to sanitary sewer. In addition, there is only one well within the School site. This well is proposed to remain and used for irrigation. The applicant suggests modifying this proposed condition to read:

2. The existing well on site may remain in accordance with Oregon state law.

If the proposed development impacts the septic systems on the Fillmore property (Tax Lot 2S130CC00200) or Rasmussen property (Tax Lot 2S130CC00300) in such a way as to require a repair permit or otherwise take those systems out of compliance with state or local law, the applicant will connect the existing houses to the extended municipal sanitary sewer line in Copper Terrace and abandon the existing septic systems in accordance with state law, as reviewed and approved the City Engineer.



Any existing septic systems and/or underground storage tanks shall be clearly delineated in the field and on the grading plans. No grading shall occur within the delineated areas until abandoned in accordance with State law and as reviewed and approved by the City Engineer.

Any underground storage tanks that are found on-site shall be abandoned in accordance with Oregon state law as reviewed and approved by the City Engineer.

3. Tree protection fencing for trees proposed to be retained must be in place and verified by either a site inspection by the City or a letter of verification from an arborist certifying that they have inspected and approved the fencing on site.





Exhibit I
Walk-in
7/10/07

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.ci.sherwood.or.us

MEMORANDUM

To: Planning Commission
From: Julia Hajduk, Planning Manager
Date: July 9, 2007
RE: Area 59 Schools Supplement to 7-3-07 staff report

Mayor
Keith Mays

Councilors
Dave Grant
Dave Heironimus
Linda Henderson
Dan King
Dave Luman
Lee Weislogel

City Manager
Ross Schultz

The purpose of this memo is to supplement the staff report distributed to the Planning Commission on July 3rd. After release of the staff report, additional comments and questions were raised that will be most efficiently addressed if distributed and reviewed before the public hearing.

Background disclosures

At the beginning of the public hearing the Commission will be asked about ex-parte contact. Because the development of two new schools is inherently a very open and public process, all commissioners have had some ex-parte contact. The Planning Commission was involved in the development and recommendations for the Area 59 concept plan, which included provisions for the new elementary and middle school. Several public meetings were held at which the concept the new schools was discussed in detail.

On February 13, 2007 the Planning Commission held a work session with representatives from the School District to be briefed on the proposed elementary and middle schools. The meeting occurred before the land use application was submitted and the Commission was advised not to form opinions or decisions as a result of that meeting. While not required, the School District mailed written notice of the work session to neighboring property owners to ensure full public disclosure. The Commission had the opportunity to ask questions. The work session was taped; however no notes were prepared from the meeting.

The question each will need to answer is whether this ex-parte contact helped form their decision of the project and/or resulted in bias either for or against the project.

Modified findings and additional recommendations

On page 7, under I.D replace the finding to read: (revised/new text is underlined).

The applicant has indicated that the location of the school, with ball fields and open spaces to the east, will provide a buffer to existing neighboring homes from new developments that will be coming in. In addition, while it is acknowledged that the development of this area will result in increased traffic, any use allowed in the new urban zones will result in an increase in traffic. The applicant has proposed improvements to help mitigate these transportation impacts, including providing additional pedestrian connections to the new school site from the existing developments to the east and the extension of Copper Terrace to Edy Road. As

Sherwood

2006

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discussed and conditioned above, off-site improvements will be required to comply with ODOT and Washington County concerns.

The transportation system was reviewed through the traffic study. The street layout is consistent with the transportation system plan and will minimize through traffic on local streets. In addition, the traffic study recommends that at minimum a 4-way stop at Edy and Borchers be installed. It is recognized that this is a short term fix, but it is expected that this will address immediate impacts associated with the addition of the new schools. Eventually, a traffic signal may be warranted. The School District will be paying Transportation SDC's which will address their proportional share of this traffic signal. The plans are not clear that this 4-way stop will be provided, therefore a condition is needed.

The traffic study assumptions and recommendations are based on bus routes being modified in the area to not travel from northbound Elwert to eastbound Edy road and using (W and Edy to access the site. Because this was included in the assumptions and alteration would potentially result in differing traffic impacts, the applicant should be conditioned to confirm that this will be done. In the event that bus routes are not consistent with the conditions, the Site Plan and Conditional Use approval would need to be re-evaluated.

To address traffic flow on Copper Terrace, the district has proposed bulb-outs at intersections on Copper Terrace to provide traffic calming. The traffic study also recommends that the access into the middle school parking lot on Copper Terrace be restricted to ingress only. This is not reflected on the plans and should be conditioned.

Recommended additional Conditions:

- Prior to final site plan approval, submit confirmation that the bus routes and district boundaries will be modified consistent with the traffic study recommendations and assumptions. (Insert as Condition E.22)
- Prior to Final site plan approval, provide a revised plan that clearly shows the Middle School entrance onto Copper Terrace will be ingress only consistent with the traffic study recommendations. (Insert as Condition E.23)
- Prior to occupancy permits, coordinate with the City to ensure the existing 2-way stop at Edy and Borchers is converted to a 4-way stop. (Insert as Condition G.3)

PAGE 25, Section 5.401 add to last paragraph before finding

The traffic study recommends a 40-foot wide enhanced pedestrian crossing on SW Copper terrace at the center site pathway. This is not reflected on the plans and staff is unclear exactly what that would look like. It is recommended that the District provide additional clarification on the recommended design of this improvement for review and approval through the public improvement plan review.

Recommended additional Condition:

Prior to public improvement plan approval, submit details of the enhanced pedestrian connection on Copper Terrace that the center of the school site consistent with the traffic study for review and approval. This pathway, as approved, must be shown on the final site plan as well. (Insert as Condition C.8).

Walk-on
7/10/07

Julia Hajduk

From: claussecretary@aol.com
Sent: Tuesday, July 10, 2007 3:25 PM
To: Julia Hajduk; Sylvia Murphy
Cc: cruzb@cleanwaterservices.org; ronald.h.kroop@odot.state.or.us; ClausSL@aol.com
Subject: Memo from Jim Claus

M E M O R A N D U M

DATE: July 10, 2007
TO: Patrick Allen, Sherwood Planning Commission, Sherwood City Council
CD: Bob Cruz and Ron Kroop
FROM: Jim Claus

I have learned that the Williamses, who have two acres in this are (which they have listed for sale), are interested in being involved as we work through the infrastructure problems that have, by and large, made our property and the surrounding properties unsaleable. The Williamses have had their property listed for some time at a reasonable price in line with what one would expect. Apparently, every offer they have received has been withdrawn as soon as the potential buyers learn of the development conditions the City has imposed on the property through the TSP.

The Williams property is two acres. Susan and my home place is about six acres. The Shannon property is about seven acres. Susan and I have nearly one acre on the other side of the Shannons. The Broadhursts have four acres. The Elks have approximately 18 acres and it is our understanding a formal vote has taken place to seek clearance from their controlling organization to sell off twelve of those acres for development.

I have notified the county officials of this information. Now everyone is waiting for "someone" to do "something."

After working with the Williams property, I believe at this point it would be extremely difficult to develop it as part of a master plan simply because of the cost of wrenching or tying it together with the rest of the properties on this side of the Highway. Of course, I will wait for the input from the planning commission.

AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

*Darwin Rasmussen
Walk-on material
7/10/07 Planning Commission*

Proposed Condition of Approval submitted to City Council on behalf of Owners whose property or a portion thereof is being condemned or purchased by the Sherwood School District:

“It shall be a condition of approval that applicant enter into a written agreement with each property owner who operates on a septic system, and whose dwelling will continue to be inhabited following completion of the development, to address any impacts the development may have on the existing septic system.”

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Minutes
July 10, 2007

Commission Members Present:

Chair -- Patrick Allen
Jean Lafayette
Dan Balza
Todd Skelton
Matt Nolan

Staff:

Julia Hajduk – Planning Manager
Tom Pessemier – City Engineer
Lee Harrington – Sr. Project Mgr., Engineering

Commission Members Absent:

Adrian Emery

Council Liaison – Dave Grant

1. **Call to Order/Roll Call** – Cynthia Butler called roll. Adrian Emery was noted as absent.

2. **Agenda Review** - There were no changes to the agenda.

3. **Consent Agenda** – None.

4. **Announcements** – Julia distributed an email received today from Mr. R.J. Claus that was directed to the Planning Commission and City Council. Julia added that the email was not related to any agenda item for this evening's meeting and was distributed for their reference. Julia provided an update for the Brookman Rd. Concept Plan process. The Brookman Rd. Steering Committee will hold a special meeting on July 18th to cover the Goals and Evaluation Criteria that was not possible to cover in the previous regular meeting on June 27th. Interviews for candidates who have applied to fill the Planning Commission vacancy are being scheduled for next week. Commissioners were given copies of the reformatted Sherwood Community Development and Zoning Code document with the new numbering format. The change allowed the document to merge completely with the Sherwood Municipal Code numbering format, identified within the Municipal Code as Section 16. A cross-reference document is provided at the back of the material so that any reference to previous zoning code numbering can be located in the new format. Julia added that the web site will show both versions during the transition, but that from this point forward staff reports and reference will be made using the new Section 16 numbering format shown.

Jean Lafayette asked for an update on the fee-in-lieu discussion with the Finance Department for street public improvements. Julia said that she met with Finance and setting up fee-in-lieu accounts for this purpose is possible, but details are still being worked out. Julia will provide another update soon as one is available.

5. **Community Comments** – Chair Allen asked if there were any community comments. There were none.

6. New Business: SP 07-04; MLP 07-04; LLA 07-01; CUP 07-01: Area 59 Schools -

Todd Skelton read the Public Hearings Disclosure statement. Chair Allen referred to the supplement staff report by Julia Hajduk, dated July 9, 2007, covering the issue of exparté contact. Because the development of two new schools is inherently a very open public process, all Commissioners have had some exparté contact. As such, Chair Allen asked each member of the Commission to express any exparté contact and declare, if any, issues resulting. There were no issues to declare and each Commissioner confirmed that there was nothing that would impair their ability to deliberate on this application.

Julia Hajduk recapped the project and said that the application is generally consistent with the Code, and recommends approval with conditions. Julia referred to her addendum to the staff report labeled Exhibit I, dated July 9, 2007 that was sent by email to Commissioners and distributed in hard copy at tonight's session. Also distributed to Commissioners tonight, was a report from Keith Jones at Harper Houf Peterson Righellis, providing comments to the July 3, 2007 staff report on the recommended conditions of approval.

Jean Lafayette referred to Page 12 of the staff report regarding defining Institutional Public (IP) zone boundaries at the site, and asked Julia to clarify if the Commission approves the application tonight, that they are accepting the boundaries defining the zone. Julia confirmed. Jean asked if there was a map showing the boundaries. Julia said that mapping can occur at a later date when road rights-of-way, lot line adjustments, and partitions are also defined. Jean recommended that in the future a separate action occur for the Commission to approve boundaries, separate from the approval of the application. Julia confirmed.

Matt Nolan stated that it was unclear if the School District now owned the property, and if not asked how to proceed. Julia referred to condemnation filings made by the School District that provides legal ownership of the property, and deferred to Kelly Hossaini, attorney from Miller Nash representing the School District, who would respond during the applicant testimony period.

Todd Skelton asked staff for a recap from the traffic study supplement regarding the 4-way stop at Edy & Borchers Rd. Julia deferred to Tom Pessemier, City Engineer, and Lee Harrington, Engineering Sr. Project Mgr. for response later in the session.

Dan Jamison, Sherwood School District Superintendent, 23295 SW Main St.; Mr. Jamison thanked everyone involved for the detailed and lengthy process and the collaboration required by many, and deferred to Keith Jones, Harper Houf Peterson Righellis who provided a PowerPoint presentation.

[PowerPoint presentation]

Jean Lafayette asked why the bike path was not shown, and stated that the project was to encourage pedestrian and bike traffic. Keith Jones said that a bike path was not included because the street is classified as a Neighborhood Route and per the Transportation System Plan (TSP) does not require a bike path. Keith said that there will not be constant traffic and added that 8 foot sidewalks will accommodate bike traffic, which likely would be the avenue of choice for bike riders. Jean disagreed. Discussion ensued among the Commission on this issue generally agreeing that students will use the sidewalk for biking.

Norm Dull, Dull Olsen Weekes Architects, 319 SW Washington St., Ste. 200, Portland OR 97204 – Mr. Dull recapped the physical layout of the project including centrally shared facilities for the kitchen and community room, separate entrances, drop off sites, and sport fields and play areas. Norm said that space has been designated also for future additions or portables when needed. Mr. Dull said that the middle school will accommodate 500 students and the elementary school 600 students. Buildings will be LEED certified with Silver rating.

Chris Maciejewski, DKS Engineers, 1400 SW 5th Ave., Ste. 500, Portland OR 97201 – Chris discussed the traffic study produced by DKS and recapped existing conditions and stated that he believed they were met. Chris said traffic queuing for site access and circulation is designed for safety, the bicycle standard for Neighborhood Routes (25 MPH maximum speed) is geared for lower volume of traffic, and connectivity for bussing has been met. Chris addressed Todd Skelton’s earlier question about the 4-way stop at Edy Rd. and Borchers by saying that the off-site impacts of traffic related to the project do not call for a traffic signal. Chris reviewed spacing requirements at Hwy. 99 and said that they have worked with ODOT and Washington County during the study in making findings. Chris added that at some point a signal will likely be needed at this intersection, but at this time traffic data does not warrant it.

Kelly Hossaini, Miller Nash LLP, 111 SW 5th Ave., Ste. 3400, Portland OR 97204; School District legal representative – Kelly referred to the memo from Keith Jones, Harper Houf Peterson Righellis, dated July 10, 2007 that was distributed this evening – Item #A-3, “the developer is responsible for all costs associated with private and public facility improvements.” Kelly wanted to be clear that the School District will seek reimbursement for bringing water, sewer, and storm water facilities to the area. Regarding Item #A-5, “the land partition approval is valid for a period of twelve months from the date of the decision notice...”, Kelly reiterated that 2 years is allowed (including an additional 12-month extension) for final plat approval and recording at the Washington County Surveyor’s Office. Due to infrastructure construction required in the project it will likely require this 2-year time frame. Kelly discussed the drain fields on the Rasmussen and Fillmore properties. Kelly said that the School District has in writing and orally conveyed to the affected property owners that the District acknowledges legal responsibility to either repair existing septic systems or connect properties to city sewer if any damage occurs due to the project. Mr. Rasmussen has asked for further assurances, and the School District has agreed to ask the City to include a couple additional conditions of approval as follows: 1) If the proposed development impacts the septic systems on the Fillmore or Rasmussen properties in such a way as to require repair permit or otherwise take the systems out of compliance, then the applicant will connect the existing house to the extended municipal sanitary sewer line in Copper Terrace, and abandon the existing septic systems in accordance with State law as reviewed by the City Engineer. 2) Any existing septic systems and or underground storage tanks shall be clearly delineated in the field and on the grading plans. No grading shall occur within the delineated areas until abandoned in accordance with State law and as reviewed and approved by the City Engineer. Kelly reiterated that no grading can occur until the homes on these properties are connected to the municipal sanitary sewer line.

Chair Allen confirmed that there was 6 minutes remaining for applicant testimony/rebuttal.

Patrick asked Kelly if it is determined after schools open that the 4-way stop at Edy. Rd. and Borchers Dr. is not sufficient and a traffic signal is deemed necessary, that the applicant is willing to place another condition to be responsible within a window of time after the school

opens, for bearing the cost of a traffic signal at this location. Kelly said that this intersection is in the City's Capital Improvement Plan to be addressed using System Development Charge (SDC) funds. Kelly reiterated that the School District is currently paying nearly \$500,000 in Traffic Impact Fees (TIF) for the schools.

Julia Hajduk said it is a policy decision to determine whether the traffic signal is installed at this intersection with this project or later when fully warranted. Julia said that staff asked an outside consultant to also review the traffic study and it was agreed that a 4-way stop is a short term fix for the intersection, but is also warranted versus a traffic signal at this time.

Tom Pessemier said that the School District is correct that they are paying enough fees to use on the intersection. ODOT has a vested interest in the decision and has also looked at it, and comparisons have been made with similar circumstances in other jurisdictions using 4-way stops successfully.

Dave Grant, Council President and liaison to the Planning Commission, said that he often frequents the Edy Rd. and Borchers Dr. intersection and believes the eastbound traffic is mostly affected. Discussion ensued with varying opinions on which direction of traffic was worse, costs associated with a traffic signal, and consensus was that at some point a traffic signal will be required at this intersection. It was also reiterated by staff, DKS, and Chair Allen that the traffic study concluded however, that it was not warranted at this time.

Chair Allen opened discussion up to public testimony.

John Rankin, Attorney – 26715 SW Baker Rd., Sherwood OR 97140 – John reiterated that he represents some of the property owners in the project area. John discussed sanitary sewer and storm water issues.

Darwin Rasmussen, property owner – 21730 SW Elwert Rd., Sherwood OR 97140 – Mr. Rasmussen distributed a brief non-dated memo regarding potential impacts of development on an existing septic system, and expressed concern over potential damage to his property should his current septic system become damaged by development. Mr. Rasmussen reiterated that the house becomes inhabitable if the septic system is damaged, and wanted language added into the conditions to reflect protection of his interests in this regard. Mr. Rasmussen also asked for a hearing continuance.

Kevin Noreen, School Board member, 16680 SW Meinecke Rd., Sherwood OR 97140 – Kevin spoke generally in support of the schools and the need for the project to move forward.

Connie Hansen, School Board member, 17140 SW Squirrel Ln., Sherwood OR 97140 – Connie also spoke generally in support of the schools and the need for the project to move forward.

Jean Lafayette asked Connie Hansen to comment on the courtyard design of the school, and why there was already a need to plan future portable buildings for expansion when there were empty courtyard spaces.

Connie said that the courtyards are not considered empty space, but contribute light and a better learning environment.

Chair Allen asked if there was further public testimony. There was none.

Chair Allen confirmed that a hearing continuance had been requested and would be granted. Discussion ensued about whether or not and how long to keep the record open. Chair Allen recommended taking a 15-minute break to allow the School District and Mr. Rasmussen an opportunity to discuss options before continuing. A break was taken at 8:35 PM.

< 15-minute break >

Chair Allen reconvened the session at 8:50 PM.

Dan Balza declared that he had exparté contact with the School District during the break in a discussion on the condemnation process, but that it would have no bearing on his ability to make a decision on the application.

Dan Jamison said that he met with Mr. Rasmussen during the break, including a meeting yesterday with other professionals. Mr. Jamison recommended that the professionals be brought back into another meeting, which the School District would arrange.

Darwin Rasmussen said that he would like to see what they could work out in the next couple of weeks, but would like the record left open during that time.

Chair Allen suggested leaving the record open for 7 days for public and applicant written testimony, and another 7 days for staff responses to comments. Chair Allen asked the School District if they needed the additional 7 days for their response.

Kelly Hossaini on behalf of the School District waived the additional 7 days.

Chair Allen reiterated that there would not be turnaround time for Commissioners to receive staff comments before the next July 24th session and recommended that Commissioners arrive early to review the hard copies distributed that evening. Julia Hajduk said that she would forward any comments received as they came in so that only the staff report and final comments received on July 24th would need to be distributed at the meeting.

Chair Allen recommended allowing the remaining rebuttal testimony period for the applicant to resume, followed by staff comments and Commission deliberations to reach consensus. Commissioners agreed.

Chair Allen closed the public hearing at 9:07 PM.

Julia Hajduk recapped the dates for the record to remain open; July 17th at 5PM for the first 7 days, July 24th at 5PM for the second 7 days.

Julia recapped staff comments on the evening testimony. Regarding the 4-way stop sign versus a signal at Edy Rd. & Borchers Dr., Julia reiterated that it was a policy call, but that staff recommends following the traffic study data provided by the consultants, DKS. Julia added that

findings would need to be made by the Commission if they were to decide against the traffic study and opt for the signal at this time.

Discussion ensued among Commissioners about the options for traffic control at this intersection. Todd Skelton affirmed that he still wanted to see a traffic signal placed. After continued deliberation, consensus was reached to leave the 4-way stop.

Julia addressed the septic system on Mr. Rasmussen's property and confirmed that grading cannot occur until the septic is abandoned and sewer service is available to the property. Julia said that the School District has plans to meet again with Mr. Rasmussen and will wait until after that meeting for any further discussion if needed.

Chair Allen asked Julia if the other modifications to conditions in Item #A-3 and # A-5 as proposed by Kelly Hossaini on behalf of the School District was acceptable. Julia confirmed that they were.

Chair Allen recapped that more deliberation would be possible after the written record is closed and any further testimony is received.

Chair Allen requested a motion to keep the written record open on SP 07-04; MLP 07-04; LLA 07-01; CUP 07-01, Area 59 Schools until 5PM July 17, 2007 – and until 5PM July 24th for written responses to those comments, with continued deliberation at the next regular meeting on July 24, 2007.

Matt Nolan so moved.

Jean Lafayette seconded.

Chair Allen asked if there was any further discussion on the motion. There was none. Vote was taken:

Yes – 5 No – 0 Abstain – 0

Motion carried.

7. Comments by Commission – Matt Nolan said that since he was absent at the last session that included the public hearing for Comfort Suites Hotel and Conference center, he would like a copy of the taped recorded session so that he will be able to deliberate on this application at the next session. Cynthia Butler confirmed that a copy of the previous session would be included in the next packet of materials delivered to Matt.

8. Next Meeting - July 24, 2007; Deliberations on the Sanitary Sewer Master Plan; Area 59 Schools; Comfort Suites Hotel and Conference Center.

9. Adjournment – Chair Allen adjourned the session at 9:25 PM.

End of Minutes.